

**Approved Decisions of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held on the 1st Floor in the Boardroom, Protea
Assurance Building, Greenmarket Square, Cape Town,
at 09H00 on Wednesday, 16 January 2019**

MATTERS TO BE DISCUSSED

11 SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

11.1 None

12 SECTION 38(1) INTERIM COMMENT

**12.1 Proposed New Additions and Structures for Old Standard Bank Building,
Woodmill Lane Shopping Centre, Erven 711 and 7841, Knysna: NM
HM/KNSYNA/ERVEN 711 AND 7841**

Case No: 18111402AS0712E

RESPONSE:

Since there is reason to believe that heritage resources will be impacted by the proposed development, the Committee required that an HIA be compiled which complies with the provisions of s38(3) of the NHRA.

The HIA must be prepared by a heritage practitioner who has the relevant experience in compiling HIAs.

AS

13 SECTION 38(4) RECORD OF DECISION

**13.1 Proposed Demolition of Existing Buildings and Development of an Apartment
Building at Erven 332, Re-335 & 336, Braemar Road, Green Point: MA
HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERVEN 332, RE-335 & 336**

Case No: 18032809ZK0510E

INTERIM COMMENT:

The Committee awaits the submission of revised proposals that address the concerns of the Committee, as well as the recommendations of the heritage consultant.

HB

- 13.2 Proposed Re-Development of Erven 143, 144, 145, 155,156,157,158,166,167,168,169,170, Rem 185, 4683 & 5957, Dennesig & Paul Kruger Streets, Stellenbosch: MA
HM/ CAPE WINELANDS/STELLENBOSCH/ ERVEN 143, 144, 145, 155,156,157,158,166,167,168,169,170, Rem 185, 4683 & 5957**

Case No: 18062502HB0627E

INTERIM COMMENT

Phase 1: Erven 143,144,145, 166,167, 168, 169, and 170.

In respect of the proposed Phase 1 development, the Committee noted that heritage resources are unlikely to be impacted by the proposed development, however the HIA will need to assess a perceived potential impact of the development on the Kromme Rivier complex. An integrated HIA, which complies fully with the provisions of s38(3) of the NHR Act in its own right, must be repackaged and re-submitted to HWC.

Phase 2: Erven 155, 156, 157, 158, 4683, 5067, and Rem 185.

In respect of the proposed Phase 2 of the development, the Committee awaits the submission of an integrated HIA, which complies fully with the provisions of s38(3) in its own right, and which addresses and responds to the comments and concerns as raised by the Committee.

HB

- 13.3 Proposed Development of an Apartment Complex at Erven 141-142 & 163-165, Dennesig & Paul Kruger Road, Stellenbosch: MA
HM/CAPE WINELANDS/STELLENBOSCH/ERVEN 141-142 & 163-165**

Case No: 18062708HB0629E

RECORD OF DECISION:

The report satisfies the requirements of S.38(3) of the NHRA. The Committee approved the development proposal and endorsed the recommendations of the consultant in the HIA prepared by Cindy Postlethwayt, dated November 2018 being:

1. The approval of the proposed demolitions of the structures on Erven 141 and 142 Paul Kruger and 163, 164 and 165 Dennesig Street;
2. The approval of the proposed consolidation, rezoning and Site Development Plan for the property inclusive of Erven 141 and 142 Paul Kruger and 163, 164 and 165 Dennesig Street, as indicated on the plans appended to the HIA report as Annexure D, subject to the careful removal and recycling of at least the heritage fittings listed for salvage herein, prior to demolition of the structures. A close out report to HWC should confirm that this condition has been met.

HB

**13.4 Proposed Development, Erven 8504, 8505 and 8513, Woodstock: MA
HM/ CAPE TOWN METROPOLITAN/WOODSTOCK/ ERVEN 8504, 8505 AND 8513**

Case No: 16072505WD0810M

FURTHER REQUIREMENTS:

The Committee awaits a revised submission that takes into account the Committee's concerns as well as the heritage consultant's recommendations.

WD

**13.5 Proposed New Swimming Pool, School Hall, Additional Classrooms and Vehicular Thoroughfare with Parking on Erven 333, 2281 & 2907, St Cyprian's School, Oranjezicht: MA
HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERVEN 3333, 2287 & 2907**

Case No: 16041101KR0420M

ENDORSEMENT:

1. The Committee endorsed the revised SDP as being consistent from a heritage point of view, with the SDP previously approved by the Committee in May 2017.
2. The Committee endorses the drawings prepared by Meyer and Associates dated 7 December 2018 as being consistent with the approved SDP. The following drawing numbers are applicable:
 - a) SC01_SDP_100 Site Development Plan: Revised Site Plan Rev.02
 - b) SC01_SDP_102 Site Development Plan: Key Plan for Sections & Elevations Rev.02
 - c) SC01_SDP_103 Site Development Plan: Proposed New Alterations & Additions to the Preparatory School - Section AA & BB Rev.01
 - d) SC01_SDP_104 Site Development Plan: Belmont Avenue Panoramic Street Photomontages & Northern Elevation Rev.01
 - e) SC01_SDP_105 Site Development Plan: Proposed Multi-Purpose Hall & Indoor Swimming Pool and Classrooms on Oakhurst Lawn Rev.02
 - f) SC01_SDP_106 Site Development Plan: Existing Tennis Courts Portion of Western Elevation of Proposed New Multi-Purpose Hall & Indoor Swimming Pool Shown Rev.02
 - g) SC01_SDP_107 Site Development Plan: Existing Tennis Courts and Proposed New Multi-Purpose Hall & Indoor Swimming Pool - Revised Section EE Rev.02
 - h) SC01_SDP_108 Site Development Plan: Proposed New Multi-Purpose Hall & Indoor Swimming Pool from Erf 660, Belmont Gardens - Revised Western Elevation Rev.02
 - i) SC01_SDP_109 Site Development Plan: Existing Tennis Courts [Portion of Northern Elevation of Proposed New Multi-Purpose Hall & Indoor Swimming Pool Shown] Rev.02
 - j) SC01_SDP_110 Site Development Plan: Proposed Performing Arts Centre & Hall - Section FF & Western Elevation Rev.01
 - k) SC01_SDP_111 Site Development Plan: Coverage Rev.02
 - l) SC01_SDP_112 Site Development Plan: Floor Area Rev.02
 - m) SC01_SDP_116 Site Development Plan: Contour Plan [Existing Contours] Rev.02
 - n) SC01_SDP_117 - Site Development Plan: Longitudinal and Cross Sections through the School Campus Rev.02

3. The Committee accepted the additional specialist reports, and recommendations contained therein, as being part of the submission made to HWC. These include:
 - a) Letter - Louise Soltau from GEOSS dated 7 January 2019,
 - b) Letter - R.A. Bradshaw from R.A. Bradshaw & Associates, Consulting Engineering Geologists, dated 7 January 2019 and
 - c) Letter – Darryl Pryce-Lewis from OvP Associates, Architects, Landscape Architects & Environmental Planners dated 9 January 2019

HB

DS returned to the meeting at 1.30pm

**13.6 Proposed Lindani Village Development, Portion 1 of Farm 167, Stellenbosch: NM
HM/CAPE WINELANDS/ STELLENBOSCH/ PORTION 1 FARM 167**

Case No: 17050401WD0508M

FURTHER REQUIREMENT:

The Committee resolved to undertake a site inspection on the 5 February 2019 at 10:00 (CSn, LIG, DS, SM, GT and CM).

WD

**13.7 Proposed Road Widening for Voortrekker Road, Jakes Gerwel Drive and Cannon Street, Maitland: NM
HM/MAITLAND/ROAD RESERVE VOORTREKKER, JAKES GERWEL AND CANNON STREET**

Case No: 17111714AS1121E

RECORD OF DECISION:

The Committee resolved to endorse the HIA as it is complying with the provisions of S.38(3).

The Committee approved the proposed road widening, subject to the following conditions:

1. A detailed method statement, must be compiled by a heritage practitioner with the requisite architectural experience, for the repositioning and reconstruction of the cemetery wall, (as reflected in figures 8, 9 in the HIA) and must be submitted to IACom for approval prior to the commencement of any demolition work.
2. Detailed drawings must be submitted to IACom for approval prior to the commencement of any demolition work.

AS

14 SECTION 38(8) NEMA RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT

**16.1 Proposed Penhill Greenfields Development Project, Portion of Welmoed Estate, Eerste River: MA
HM/EERSTE RIVER/PENHILL ESTATE**

Case No: 17041204AS0504M

REVISED FINAL COMMENT:

The Committee endorsed the HIA as having met the requirements of s38(3) of the NHR Act and have no objections to the development proceeding.

It is recommended that the Consenting Authority includes the following conditions as generally recommended by the heritage consultant, in its final decision.

As a precaution for the control of un-anticipated archaeological finds, especially graves, an archaeologist must make weekly site visits during bulk excavation work for site clearing and services, in order to stay in touch with the project, the personnel, and to inspect trenches.

If a grave or human remains are accidentally found, the site of the find must be left as undisturbed as possible (treated as a crime scene) and immediate contact be made with an archaeologist and the South African Police Services. Archaeological graves and crime scenes require expertise to resolve.

AS

**16.2 Proposed Juno Wind Energy Facility on the Remainder of Farm De Boom 273, Vredendal: NM
HM/VREDENDAL/REM OF DE BOOM 273**

Case No: 18030613AS0308E

INTERIM COMMENT:

The HIA does not comply with S.38(3) and the Committee awaits submission of updated HIA, which assesses the cultural landscape and the impact of the Wind Farm on the landscape as viewed other critical viewpoints, such as along the R362 for e.g. access points off the R362 to the settlements of Ebenhaezer, Papendorp and Strandfontein. The HIA should also address possible mitigating measures like the relocation of certain turbines positioned closest to the R362.

AS

17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

17.1 None

18 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT

18.1 None

- 19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT**
- 19.1 None
- 20 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP**
- 20.1 None
- 21 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT**
- 21.1 None
- 22 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT**
- 22.1 None
- 23. SECTION 27 PROVINCIAL HERITAGE SITES**
- 23.1 None
- 24 SECTION 42 – HERITAGE AGREEMENT**
- 24.1 None
- 25. OTHER/ ADVICE**
- 25.1 None
- 26 Adoption of decisions and resolutions**
- 26.1 The Committee agreed to adopt the decisions and resolutions.